

Send tax notice to:

**JEFFERY L. INGRAM**  
**703 BARRISTERS COURT**  
**BIRMINGHAM, AL, 35242**

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2013194



20130506000185290 1/5 \$76.50  
Shelby Cnty Judge of Probate, AL  
05/06/2013 01:01:19 PM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00) in hand paid to the undersigned, JASON LONG, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by JEFFERY L. INGRAM, A SINGLE INDIVIDUAL (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

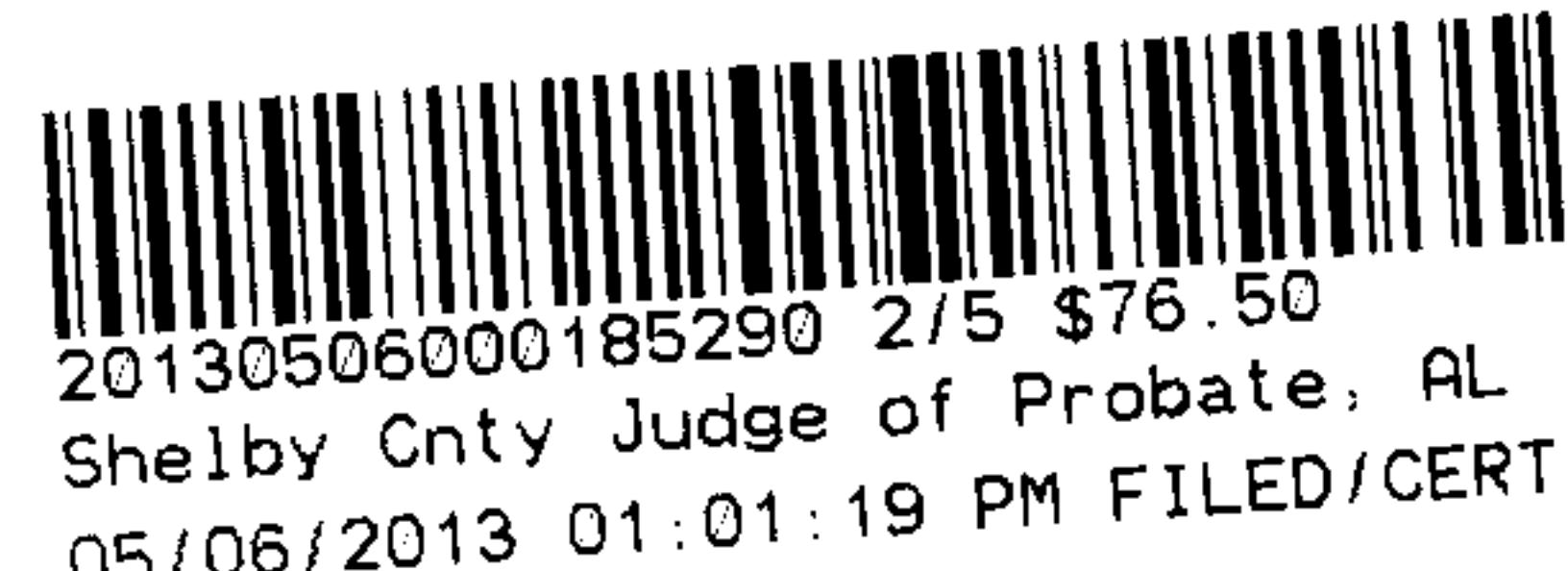
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
3. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 126, PAGE 187.
4. ROADWAY EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT #20051024000550530 AND IN INSTRUMENT #20061024000523450.
5. RESTRICTIVE USE AGREEMENT AS RECORDED IN INSTRUMENT #20051024000550540 AND IN INSTRUMENT #20061024000523460.
6. EASEMENT FOR GRADING AND SLOPE MAINTEANCE AS RECORDED IN INSTRUMENT #20060817000404390.
7. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #20061212000601050, INSTRUMENT #20061212000601060, INSTRUMENT #20060828000422250, INSTRUMENT #20061212000601460, INSTRUMENT #20070517000230870, INSTRUMENT #20070517000231070 AND IN INSTRUMENT # 20100121000020230.
8. EASEMENT TO BELLSOUTH TELECOMMUNICATIONS AS RECORDED IN INSTRUMENT #20070125000038780, INSTRUMENT #20100126000024800 AND IN INSTRUMENT #20100414000113260.
9. DECLARATION OF ROADWAY AND UTILITY EASEMENT AS RECORDED IN INSTRUMENT #200702160000721720 AND IN INSTRUMENT #20100218000048660.
10. DECLARATION OF RECIPROCAL DRAINAGE EASEMENT AS RECORDED IN INSTRUMENT #20100218000048670.
11. SANITARY SEWER EASEMENT GRANTED TO SWWC UTILITIES IN INSTRUMENT #20090126000023550.
12. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #20100415000115200.

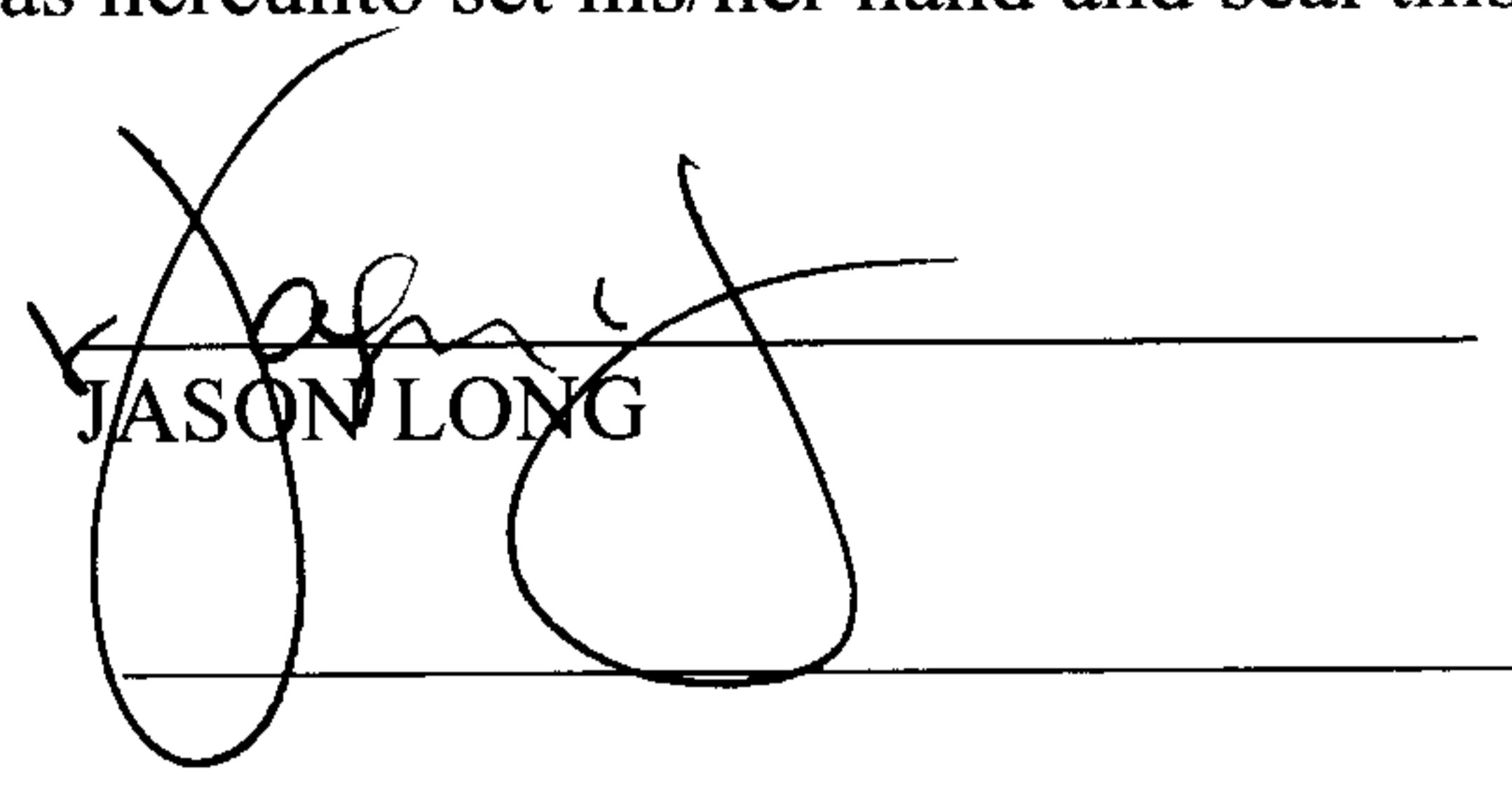
13. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY AND LIMITATIONS ON TITLE CREATED BY THE "CONDOMINIUM OWNERSHIP ACT", CHAPTER 8, SECTIONS 34-8-1 ET SEQ, CODE OF ALABAMA 1975, AND/OR THE "ALABAMA UNIFORM CONDOMINIUM ACT OF 1991", CHAPTER 8A, SECTIONS 35-8A-101 ET SEQ, CODE OF ALABAMA 1975, OR SET FORTH IN THE DECLARATION OF CONDOMINIUM OF THE LOFTS AT EDENTON, A CONDOMINIUM RECORDED IN INSTRUMENT #20100225000056160, AND FIRST AMENDMENT TO DECARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT #20100330000095330 AND SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT #20100423000123550 AND THE THIRD AMENDMENT TO THE DECLARATION AS RECORDED IN INSTRUMENT #20100616000191940, AND THE FOURTH AMENDMENT TO THE DECLARATION AS RECORDED IN INSTRUMENT #20101015000344930 AND THE FIFTH AMENDMENT TO THE DECLARATION AS RECORDED IN INSTRUMENT #201103604000073710, SIXTH AMENDMENT TO THE DECLARATION AS RECORDED IN INSTRUMENT #20110426000126440, AND IN THE BY-LAWS OF THE LOFTS AT EDENTON CONDOMINIUM ASSOCIATION, INC., AS SET OUT IN THE DECLARATION OF CONDOMINIUM AS EXHIBIT "C", AND IN THE ARTICLES OF INCORPORATION OF THE LOFTS AT EDENTON CONDOMINIUM ASSOCIATION, INC, RECORDED IN INSTRUMENT #20100115000015270, IN SAID PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$122,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of April, 2013.

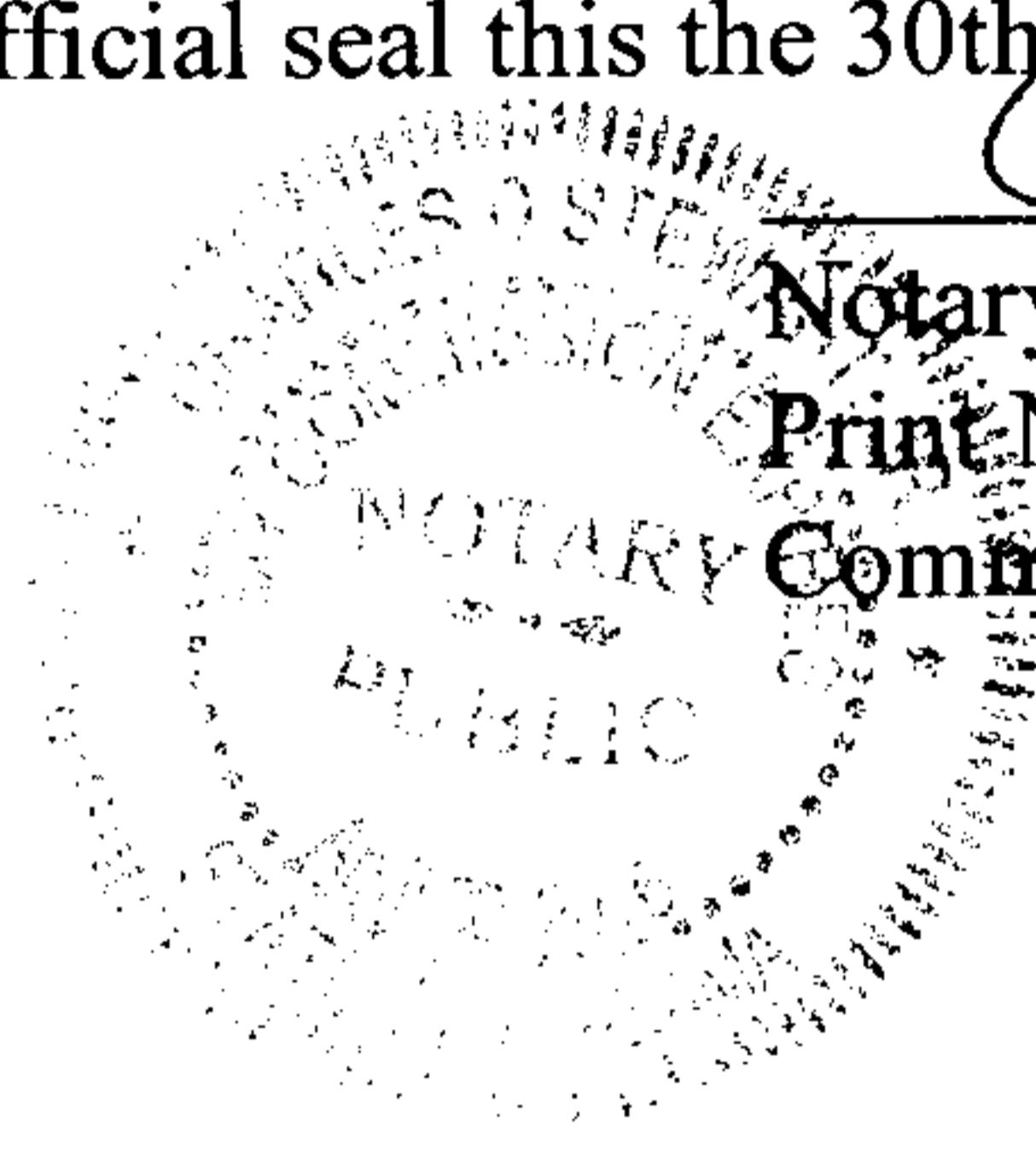


JASON LONG

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JASON LONG, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2013.

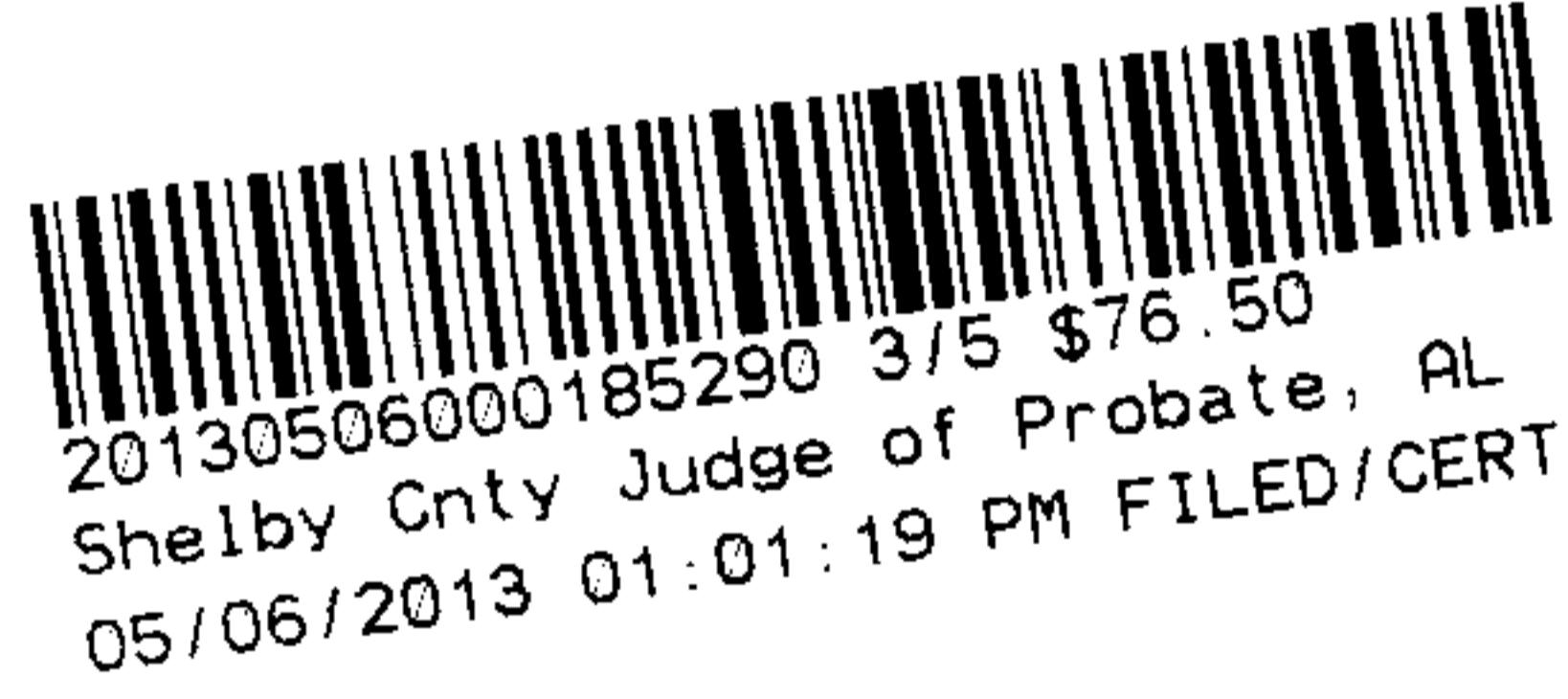


Notary Public

Print Name:

Commission Expires:

4-3-16



## EXHIBIT "A"

Unit 703, Building 7, in The Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument #20100225000056160, in the Probate Office of Shelby County, Alabama, and First Amendment to Declaration as recorded in Instrument #20100330000095330, and the Second Amendment to the Declaration as recorded in Instrument #20100423000126550, and the Third Amendment to the Declaration as recorded in Instrument #20100616000191940, Fourth Amendment to the Declaration as recorded in Instrument #20101015000344930, Fifth Amendment to the Declaration as recorded in Instrument #20110304000073710 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded in the Condominium Plat of The Lofts at Edenton, a condominium, in Map Book 41, page 110, and on the 1st Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 116, and on the 2nd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 136, and Book 41, Page 121, and on the 3rd Amended Plat of The Lofts at Edenton, a condominium in Map Book 42, Page 22, and on the 5th Amended Plat of The Lofts at Edenton, a condominium in Map Book 42, Page 51, on the 6th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 66, and any future amendments thereto, in the Probate Office of Shelby County, Alabama, Articles of Incorporation of The Lofts at Edenton Condominium Association, Inc., as recorded in Instrument #20100115000015270, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Lofts at Edenton Condominium Association, Inc., are attached as Exhibit "C" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Fifth Amendment to Declaration of Condominium set out in Exhibit "B".



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